

Infill Lot Construction

Typically, a property becomes an Infill Lot when an older home is demolished and replaced with a new and often larger building that complies with the current zoning of the property. A smaller subdivision of land where often one new parcel is created can also be considered as Infill Lot Construction.

Infill Lot Construction creates some impact on established neighbourhoods in a variety of ways including the disruption caused by equipment and workers adjacent to already established homes, the removal of existing trees, noise and dirt from construction, changes to the streetscape, lot grading and drainage.

Most Infill Lot Construction requires the demolition of an existing home and / or additional buildings as well as lot servicing. In addition to the demolition permit requirements, applicants are required to provide the following:

- A site plan showing all trees to be retained and removed. As per the Tree Protection Bylaw 2019 No. 5478, trees are not be cut or removed except where located within the siting of a building, driveway, septic field or water well as approved by the Municipality in conjunction with a building permit.
- Safety fencing for the area exposed to public or the entire property.

The contractor, builder or owner are responsible to dispose of all demolition material (including drywall) in accordance with all Provincial regulations, including WorkSafeBC regulations.

To limit the impact of Infill Lot Construction, the following specific information and documents must be provided prior to building permit issuance:

- Site specific Stormwater Management Plan (SWMP) showing how the lot and all hard surfaces will be drained to ensure surface drainage does not impact neighboring properties.
- An Erosion Sediment Control (ESC) plan needs to be included as part of the SWMP and a separate ESC permit may be required, dependent on the size of the project.
- A Gravel Access Pad is required for deliveries on and off the site to ensure mud and silt are not tracked off site to adjacent properties or municipal streets.
- Letters of Assurance from the Civil Engineer for all the site drainage work including lot grading and roof water.
- Safety fencing for excavations and / or the entire property.
- A site plan showing trees to be retained / removed on the property, inclusive of protective fencing for existing trees to be retained on site as well as any existing street trees that are to be protected as per the Tree Protection Bylaw 2019 No. 5478.
- Portable lavatories need to be provided, located well away from neighboring homes if possible.
- Waste collection facilities (bins) are to be provided to ensure appropriate collection and disposal of construction waste and debris.
- A Construction Noise Sign, complete with permitted hours of operations and contractor contact information is to be posted on-site and inspected before the issuance of the building permit.

During the course of construction it is important for the contractor to provide daily site maintenance, including:

- Prompt clean-up of the construction waste and debris.
- Maintenance of ESC systems such that mud, silt and contaminants are not to be tracked onto municipal roads or enter the storm drainage system. Street sweeping may be required.
- Keeping parking access and laneways clear for use by neighbors and emergency vehicles.

If you have any suggestions or questions regarding construction of single family homes on infill lots, please call Roberto Cesaretti at 604-533-6145.